

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 12, 2004**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 12, 2004, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. ECONOMY BUILDING & SUPPLIES, INC., VC 2004-BR-066, in association with
Withdrawn RZ 2004-BR-017
- 9:00 A.M. TRUSTEES FOR THE BETHLEHEM BAPTIST CHURCH (A/K/A) FAIR OAKS BAPTIST
Admin. CHURCH, SPA 80-S-067-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend
Moved to SP 80-S-067 previously approved for a church and school of general education to permit a
11/2/04 at reduction in land area and change in permittee. Located at 4601 West Ox Rd. on approx.
appl. req. 29.08 ac. of land zoned R-1. Springfield District. Tax Map 56-1 ((1)) 11H; (Formerly
known as 56-1 ((1)) 10, 11C, 11E and 11G.)
- 9:00 A.M. MARY A. PETTIT, TR., VC 2004-SP-105 Appl. under Sect(s). 18-401 of the Zoning
Ordinance to permit construction of addition 19.8 ft. with eave 18.8 ft. from rear lot line.
Located at 6668 Old Blacksmith Dr. on approx. 9,069 sq. ft. of land zoned R-3 (Cluster).
Springfield District. Tax Map 88-1 ((7)) 46.
- 9:00 A.M. THE HEIRS OF RODERIC M. SWAIN, VC 2004-PR-067 Appl. under Sect(s). 18-401 of
the Zoning Ordinance to permit construction of a dwelling 10.0 ft. from a front lot line.
Located at 10623 Marbury Rd. on approx. 1.0 ac. of land zoned R-1. Providence District.
Tax Map 47-1 ((1)) 6. (Admin. moved from 7/6/04 at appl. req.)
- 9:00 A.M. CARL J. UNTERKOFER, SP 2004-SU-012 Appl. under Sect(s). 8-914 of the Zoning
Ordinance to permit reduction to minimum yard requirements based on error in building
Admin. location to permit accessory storage structure to remain 5.9 ft. with eave 5.4 ft. from side
Moved to lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C
3/1/05 at and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with VC 2004-SU-041).
Appl. req. (Deferred from 6/1/04 at appl. req.)
- 9:00 A.M. CARL J. UNTERKOFER, VC 2004-SU-041 Appl. under Sect(s). 18-401 of the Zoning
Ordinance to permit construction of accessory structure 4.0 ft. with eave 3.1 ft. from side
Admin. lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C
Moved to and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Concurrent with SP 2004-SU-012).
3/1/05 at (Deferred from 6/1/04 at appl. req.)
appl. req.

- 9: 00 A.M. CLIFTON H. COLEE AND GIUSEPPINA A. COLEE, SP 2004-BR-047 (error in bldg)
Admin.
Moved to
9/28/04 at
appl. req.
- 9:00 A.M. ROMULO AND BIANCA B. CASTRO, VC 2004-PR-087 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 12.5 ft. from front lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with SP 2004-PR-034). (Moved from 7/27/04 for notices)
- 9:00 A.M. ROMULO CASTRO, SP 2004-PR-034 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit trellis to remain 7.0 ft. from side and 3.0 ft. from rear lot line, accessory storage structure to remain 3.0 ft. from side and 3.0 ft. from rear lot line, roofed deck to remain 0.6 ft. from front and dwelling to remain 6.0 ft. from front lot line and 2.0 ft. from side lot line. Located at 2822 Douglass Ave. on approx. 4,757 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((9)) 106. (Concurrent with VC 2004-PR-087). (Moved from 7/27/04 for notices)
- 9:00 A.M. WAYNE T. HENRICHS, VC 2004-DR-106 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory storage structure 5.8 ft. with eave 5.4 ft. from side lot line and 5.4 ft. with eave 5.0 ft. from rear lot line. Located at 2140 Haycock Rd. on approx. 10,295 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-2 ((6)) (E) 2.
Admin.
Moved to
2/1/05 at
appl. req.
- 9:00 A.M. SHAWN AND CATHLEEN BASSETT, VC 2004-MV-108 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of second story addition 22.6 ft. with eave 21.5 ft., roofed deck 20.9 ft. with eave 19.8 ft. and a two-story addition 23.4 ft. from rear lot line. Located at 1606 Old Stage Road on approx. 12,136 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-4 ((12)) (1) 5.
- 9:00 A.M. COMMONWEALTH HOMES LLC, VCA 94-D-153 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend VC 94-D-153 to permit change in development condition. Located at 419 and 421 Walker Rd. on approx. 4.59 ac. of land zoned R-E. Dranesville District. Tax Map 7-2 ((1)) 39A and 39B. (Deferred from 8/10/04 at appl. req.)
- 9:00 A.M. RIDGEMONT MONTESSORI SCHOOL, INC. AND IGLESIA PALABRA VIVA, SPA 85-D-070-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 85-D-070 previously approved for a church with nursery school and private school of general education to permit change in permittee, increase in enrollment and change in development conditions. Located at 6519 Georgetown Pi. on approx. 1.43 ac. of land zoned R-1. Dranesville District. Tax Map 22-3 ((1)) 4B. (Admin. moved from 9/28/04 at appl. req.)

- 9:30 A.M. ANTHONY TEDDER, A 2004-PR-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing a dwelling to be constructed and has allowed a land area in excess of 2,500 square feet to be filled and Admin. Moved to 1/18/05 at appl. req. graded, both occurring in the floodplain and the Resource Protection Area without anapproved permit, in violation of the Zoning Ordinance provisions. Located at 2862 Hunter Rd. on approx. 4.74 ac. of land zoned R-1 and HC. Providence District. Tax Map 48-2 ((7)) (44) D. (Admin. moved from 7/13/04 at appl. req.)
- 9:30 A.M. JENNIFER CANTY/WILLIAM FRISCHLING, A 2004-DR-015 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are operating a Retail Sales Establishiment and a Repair Service Establishment and are exceeding the home occupation use limitations on property in the RE District in violation of Zoning Ordinance provisions. Located at 802-A Olde Georgetown Ct. on approx. 2.77 ac of land zoned R-E. Dranesville District. Tax Map 13-1 ((1)) 66C. (Admin. moved from 8/3/04 at appl. req.)

JOHN DIGIULIAN, CHAIRMAN